

Town of Thompson's Station
Municipal Planning Commission
Meeting Agenda
May 24, 2016

Meeting Called To Order

Pledge Of Allegiance

Minutes-

Consideration Of The Minutes Of The April 26, 2016 Meeting.

Documents: [04262016 PC MIN.PDF](#)

Public Comments-

Unfinished Business:

1. Preliminary Plat For The Development Of The Whistle Stop Neighborhood Located At 1565 Thompson's Station Rd West And 1715 School Street (File: PP 2016-002).

Documents: [ITEM 1 WHISTLE STOP PRELIM PLAT MEMO.PDF](#), [ITEM 1 ORDINANCE 2016-001 WHISTLE STOP.PDF](#)

New Business:

2. Letter Of Credit Reduction Of Fields Of Canterbury 4D (File: 1-D-14-018).

Documents: [ITEM 2 LOC REDUCTION FC 4D.PDF](#), [ITEM 2 ENGINEER MEMO 4D.PDF](#)

3. Letter Of Credit Reduction For Fields Of Canterbury 4E (File: FP 2015-003).

Documents: [ITEM 3 LOC REDUCTION FC 4E.PDF](#), [ITEM 3 ENGINEER MEMO 4E.PDF](#)

4. Letter Of Credit Reduction For Fields Of Canterbury 8B (File: FP 2015-010).

Documents: [ITEM 4 LOC REDUCTION FC 8B.PDF](#), [ITEM 4 ENGINEER MEMO 8B.PDF](#)

5. Letter Of Credit Reduction For Fields Of Canterbury 9A (File: 1-D-14-012).

Documents: [ITEM 5 LOC REDUCTION FC 9A.PDF](#), [ITEM 5 ENGINEER MEMO 9A.PDF](#)

6. Letter Of Credit Reduction For Fields Of Canterbury 9B (File: FP 2015-009).

Documents: [ITEM 6 LOC REDUCTION FC 9B.PDF](#), [ITEM 6 ENGINEER MEMO 9B.PDF](#)

7. Letter Of Credit Reduction For Fields Of Canterbury 10A (File: FP 2015-004).

Documents: [ITEM 7 LOC REDUCTION FC 10A.PDF](#), [ITEM 7 ENGINEER MEMO 10A.PDF](#)

Adjourn

*This meeting will be held at 7:00 p.m. at the Thompson's Station Community Center
1555 Thompson's Station Rd West*

Minutes of the Meeting
of the Municipal Planning Commission
of the Town of Thompson 's Station, Tennessee
April 26 , 2016

Call to Order:

The meeting of the Municipal Planning Commission of the Town of Thompson's Station was called to order at 7:00 p.m. on the 26th Day of April, 2016 at the Thompson's Station Community Center with the required quorum. Members and staff in attendance were: Chairman Jack Elder; Vice Chairman Mike Roberts; Commissioner Ben Dilks; Commissioner Sarah Benson; Commissioner Debra Bender; Town Administrator Joe Cosentini; Town Planner Wendy Deats; Town Attorney Todd Moore and Town Clerk Jennifer Jones. Commissioner Darren Burress and Commissioner Don Blair were unable to attend.

Pledge of Allegiance.

Minutes:

The minutes of the March 29, 2016 meeting were previously submitted with revisions. Chairman Elder requested the addition of the Officer re-election that occurred at the end of the March 29th meeting be reflected in the minutes.

Commissioner Benson moved for approval of the March 29th, 2016 meeting minutes with revisions as stated. The motion was seconded and carried unanimously.

Public Comment:

Brian Strice – Concerns over Tollgate street repairs.

Chairman Elder closed public comment.

Town Planner Report:

None

Unfinished Business:

1. Land Development Ordinance Amendments (File Zone Amend 2016-004).

Staff recommended deferral due to the absence of two commissioners.

Commissioner Dilks voiced concern about the preliminary plats on the agenda and recommended to hear the amendments.

After discussion, Chairman Elder made a motion to recommend to the Board of Mayor and Alderman to eliminate apartments in the T5 district and allow in the T4 district. The motion was seconded and carried by a vote of 4 to 1 with Commissioner Bender casting the opposing vote.

After further discussion, Commissioner Roberts made a motion to recommend to the Board of Mayor and Alderman to accept Item 1, Land Development Ordinance Amendments, with

the modifications as discussed in Table 2.3 and 4.1. The motion was seconded and carried unanimously.

New Business:

2. Residential Business for an event venue located at 1850 Lewisburg Pike (Look Away Farms) (RB 2016-001).

Staff recommends deferral to May 24th meeting due to new information.

After discussion, Commissioner Roberts made a motion to defer Item number 2, Residential Business for an event venue located at 1850 Lewisburg Pike (Look Away Farms) (RB2016-001). The motion was seconded and carried unanimously.

3. Preliminary Plat for the creation of the four parcels within the Roderick Place development located at 4624 Columbia Pike. (File: 2016-001).

Staff reviewed the report and recommended approval with the five contingencies as follows:

1. Prior to issuance of grading permits, construction plans should be submitted and approved. Any upgrades to the utility infrastructure necessary for the project shall be incorporated into the construction plans and shall be completed by the applicant including all offsite wastewater extensions which will require approval by the Board of Mayor and Alderman.
2. The construction entrance/route shall be utilized throughout the construction of the project site.
3. Prior to approval of the construction plans, the street section for Columbia Pike to include a southbound left turn lane into the project site and a northbound right turn lane shall be reviewed and approved by Tennessee Department of Transportation (TDOT).
4. All road improvements shall be completed by the Developer in accordance with the traffic study recommendations and conclusions.
5. Any change of use or expansion of the project site shall conform to the requirements set forth within the Zoning Ordinance and shall be approved prior to the implementation of any changes to the project.

Brett Creasman with Kimley-Horn came forward to speak on behalf of the applicant.

After discussion, Commissioner Bender made a motion to approve the preliminary plat for the creation of the four parcels with the Roderick Place Development located at 4624 Columbia Pike (File: 2016-001) with the five stated contingencies as amended which is consistent with their approved 2007 plan. The motion was seconded and carried by a vote of 4 to 1 with Commissioner Benson casting the opposing vote.

4. Preliminary plat for the development of the Whistle Stop neighborhood located at 1565 Thompson's Station Road West and 1715 School Street (File: PP 2016-002).

Staff reviewed the report and recommended deferral based on the TDEC review of wastewater.

Greg Gamble came forward on behalf of the applicant to answer questions and concerns. Josh Denton, an attorney representing the applicant came forward to request approval based on sewer approval at final plat, not preliminary plat.

After discussion, Commissioner Roberts made a motion to defer based on the wastewater treatment plant. The motion was seconded and carried by a motion of 4 to 1 with Commissioner Bender casting the opposing vote.

5. Rezone for Pleasant Creek located along the west side of Lewisburg Pike from D1 Low Intensity Residential to TC Transect Community (File: Zone Amend 2016-003).

Staff reviewed the report and recommended approval based on the findings for General Plan consistency.

Greg Gamble came forward on behalf of the applicant to give a presentation.

After discussion, Commissioner Bender made a motion to recommend to the Board of Mayor and Alderman to rezone the land north of Thompson’s Station Road East, east of Interstate 65, along the west side of Lewisburg Pike (State Route 106) (Map 154 50.00) for the Pleasant Creek neighborhood from D1 to Transect Community (TC). The motion was seconded and carried unanimously.

6. Request to modify a contingency for the Phase 7 preliminary plat within Bridgemore Village (PP 2016-008).

Staff reviewed report and recommended that the Planning Commission affirm the contingencies previously approved.

Brian Rowe on behalf of MBSC came forward to speak of the applicant and request consideration for the modification of contingency number 4 approved by the Planning Commission on January 26th, “Prior to the submittal of the final plat for phases 6 and 7, a site plan for the proposed amenities area shall be reviewed and approved”, so that Blueprint Properties can move forward without a site plan for an amenity area.

After discussion, Commissioner Dilks made a motion to affirm the request to modify a contingency for the Phase 7 preliminary plat within Bridgemore Village (PP-2016-008). The motion was seconded and carried unanimously.

There being no further business, Chairman Elder made a motion to adjourn. The motion was seconded and the meeting was adjourned at 8:53 p.m.


Jack Elder, Chairman

Attest: _____
Don Blair, Secretary

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1550 Thompson's Station Road W.
P.O. Box 100
Thompson's Station, TN 37179

DATE: May 24, 2016
TO: Planning Commission
FROM: Wendy Deats,  Town Planner
SUBJECT: WhistleStop – Request for approval of a preliminary plat for the creation of 163 residential lots, one commercial lot and 13 open space lots within the Whistle Stop development.

Background

On February 9, 2016, the Board of Mayor and Aldermen adopted Ordinance 2016-001 approving the revised concept plan for Whistle Stop. Approval of the ordinance was conditioned upon the developer obtaining “final approval of its wastewater system” along with “dismissal of the developer’s pending litigation.”

On April 26, 2016, the Planning Commission deferred the request to the May 24th meeting in order to provide additional time for the applicant to meet the conditions of approval for the concept plan approval.

Analysis

At this time, the plans are still under review with the Tennessee Department of Conservation (TDEC) and sewer approval has not been obtained. Therefore, the conditions of the ordinance are not satisfied.

Recommendation

Based on the need to obtain wastewater approval and meet the conditions set forth within Ordinance 2016-001, Staff recommends that the Planning Commission deny the preliminary plat.

Attachments

Ordinance 2016-001

ORDINANCE NO. 2016-001

AN ORDINANCE OF THE BOARD OF MAYOR AND ALDERMEN OF THE TOWN OF THOMPSON'S STATION, TENNESSEE TO APPROVE A REVISED CONCEPT PLAN FOR THE WHISTLE STOP PLANNED NEIGHBORHOOD DEVELOPMENT (SDP 2015-005) FOR THE DEVELOPMENT OF 163 SINGLE FAMILY LOTS AND ONE COMMERCIAL LOT.

WHEREAS, a development located on the south side of CSX Railroad on Thompson's Station Road West ("Whistle Stop") was previously approved and is zoned Planned Neighborhood; and

WHEREAS, the property owner/developer has requested approval of a revised concept plan for Whistle Stop; and

WHEREAS, the Board of Mayor and Aldermen have previously authorized Town Staff to work with the developer of Whistle Stop and gather information on a potential Sequencing Batch Reactor (SBR) wastewater system for the development as revised; and

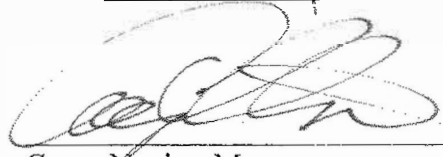
WHEREAS, the Board of Mayor and Aldermen of the Town of Thompson's Station has determined that the revised concept plan is consistent with the General Plan and will not have a deleterious effect on surrounding properties or the Town as a whole.

NOW, THEREFORE, BE IT ORDAINED by the Board of Mayor and Aldermen of the Town of Thompson's Station, Tennessee, as follows:

Section 1. That the concept plan for Whistle Stop Zoning Map of the Town of Thompson's Station, Tennessee is hereby revised and amended by repealing the previously approved plans, and replacing them with concept plan attached hereto as Exhibit A and incorporated herein by reference. The zoning for this territory shall remain Planned Neighborhood (PN).

Section 2. The approval of this ordinance is conditioned upon the developer, Whistle Stop Farms, LLC meeting all of the Town's requirements for approval of Whistle Stop, including final approval of its proposed wastewater system, and upon dismissal of developer's pending litigation against the Town (Whistle Stop Farms, LLC v. Town of Thompson's Station). Therefore, this ordinance shall take effect only after the dismissal of this case with prejudice and publication of the caption in a newspaper of general circulation, the public welfare requiring it.

Duly approved and adopted by the Board of Mayor and Aldermen of the Town of Thompson's Station, Tennessee, on the 9th day of February, 2016.



Corey Napier, Mayor

ATTEST:

Passed First Reading: 1/12/2016

Passed Second Reading: 2/9/2016

Submitted to Public Hearing on the 9th day of February, 2016, at 7:00 p.m., after being advertised in the *Williamson AM* Newspaper on the 24th day of January, 2016.

Recommended for approval by the Planning Commission on the 9th day of February, 2016.

APPROVED AS TO FORM AND LEGALITY:



Todd Moore, Town Attorney

Thompson's Station Planning Commission
Staff Report – Item 2 (File: 1-D-14-018)
May 24, 2016

LETTER OF CREDIT REQUEST FOR REDUCTION

Fields of Canterbury, Section 4D – \$190,000 for Roads, Drainage and Erosion Control and \$110,000 for Sewer.

On November 18, 2014, Section 4D of the Fields of Canterbury was approved for the creation of 26 single-family lots along Stockwood Trail and Callaway Park Place. The plat was approved with a \$190,000 bond for roads, drainage and erosion control and a \$110,000 bond for sewer. A request for a bond reduction was submitted on April 21, 2016.

“The surety instruments guaranteeing installation of improvements may be reduced upon completion of the base asphalt” (LDO Section 5.2.13) upon approval by the Planning Commission. However, bonds may not be reduced below 15% of the cost for said improvements.

The Town Engineer has completed a site visit and determined that the binder course is complete; however, some damage may occur to the binder due to construction traffic. The drainage infrastructure is also installed. Erosion control is in place and operational and the site is stabilized with grass. Staff recommends the bond be reduced from \$190,000 to \$77,000.

The Town Engineer has also noted that the sewer is installed and operational. Staff recommends the bond be reduced from \$110,000 to \$27,000.

Recommendation

Based on the progress within Section 4D, Staff recommends that the Planning Commission reduce the bond from \$190,000 to \$77,000 for roads, drainage and erosion control and reduce the bond from \$110,000 to \$27,000 for sewer for a year with the option for automatic renewal.

Attachments

FOC 4D Bond Review Memo

BR 5/2/2016

Fields of Canterbury
Section 4D
26 Lots & 0.29 mi Road (1,531 ft)

Road is complete to Binder course. The binder is newly installed some damage may occur due to future construction traffic. Roadway was free of dirt on the day of observation the EC was installed at the inlets. The site was nearly complete stabilized with growing grass. Drainage was completely installed.

Bond for Roads, grading, drainage, and erosion control: current \$190,000; reduce to \$77,000

Sanitary sewer is in place and services are installed and connected. System is operational.

Bonds for sanitary sewer main and services: \$110,000; reduce to \$27,000

Thompson's Station Planning Commission
Staff Report – Item 3 (File: FP 2015-003)
May 24, 2016

LETTER OF CREDIT REQUEST FOR REDUCTION

Fields of Canterbury, Section 4E – \$112,000 for Roads, Drainage and Erosion Control and \$114,000 for Sewer.

On May 26, 2015, Section 4E was approved for the creation of 21 single-family lots along Stockwood Trail, Lionsgate Way and Callaway Park Place. The plat was approved with a \$112,000 bond for roads, drainage and erosion control and a \$114,000 bond for sewer. A request for a bond reduction was submitted on April 21, 2016.

“The surety instruments guaranteeing installation of improvements may be reduced upon completion of the base asphalt” (LDO Section 5.2.13) upon approval by the Planning Commission. However, bonds may not be reduced below 15% of the cost for said improvements.

The Town Engineer has completed a site visit and determined that the binder course is complete. The drainage infrastructure is also installed. Erosion control was in place and operational and the site is stabilized with grass. Staff recommends the bond be reduced from \$112,000 to \$52,000.

The Town Engineer has also noted that the sewer is installed and operational. Staff recommends the bond be reduced from \$114,000 to \$25,000.

Recommendation

Based on the progress within Section 4D, Staff recommends that the Planning Commission reduce the bond from \$112,000 to \$52,000 for roads, drainage and erosion control and maintain the bond from \$114,000 to \$25,000 for sewer for a year with the option for automatic renewal.

Attachments

FOC 4E Bond Review Memo

STEVEN CLIFTON, PE
LAND DEVELOPMENT CONSULTING

P.O. Box 433
Thompson's Station, Tennessee
(615) 591-9885 (615) 207-

9339

5/2/2016

Review for Bond Reduction

Fields of Canterbury
Section 4E
21 Lots & 0.26 mi Road (1,372 ft)

Road is complete to Binder course. Roadway was free of dirt on the day of observation the EC was installed at the inlets. The site was nearly complete stabilized with growing grass. Drainage was completely installed. EC was in place and the road was fairly clean the day of obervatin.

Bond for Roads, grading, drainage, and erosion control: current \$112,000; reduce to \$52,000

Sanitary sewer is in place and services are installed and connected. System is operational.

Bonds for sanitary sewer main and services: \$114,000; reduce to \$25,000

Thompson's Station Planning Commission
Staff Report – Item 4 (File: FP 2015-010)
May 24, 2016

LETTER OF CREDIT REQUEST FOR REDUCTION

Fields of Canterbury, Section 8B – \$273,000 for Roads, Drainage and Erosion Control and \$190,000 for Sewer.

On October 27, 2015, Section 8B was approved for the creation of 34 single-family lots within the Fields of Canterbury along Paddock Parks Place and Coppergate Way. The plat was approved with a \$273,000 bond for roads, drainage and erosion control and a \$190,000 bond for sewer. A request for a bond reduction was submitted on April 21, 2016.

“The surety instruments guaranteeing installation of improvements may be reduced upon completion of the base asphalt” (LDO Section 5.2.13) upon approval by the Planning Commission. However, bonds may not be reduced below 15% of the cost for said improvements.

The Town Engineer has completed a site visit and determined that the binder course is mostly complete, however, some damage may occur due to construction traffic. The drainage infrastructure is also installed. Erosion control is in place and operational and the site is stabilized with grass. Staff recommends the bond be reduced from \$273,000 to \$98,000.

The Town Engineer has also noted that the sewer is installed, however no connections have occurred and the system is not operational at this time. Staff recommends the bond be reduced from \$190,000 to \$63,000.

Recommendation

Based on the progress within Section 8B, Staff recommends that the Planning Commission reduce the letter of credit from \$273,000 to \$98,000 for roads, drainage and erosion control and reduce the bond from \$190,000 to \$63,000 for sewer for a year with the option for automatic renewal.

Attachments

FOC 8B Bond Review Memo

10/7/2015
Revised for BR 5/2/2016

Fields of Canterbury
Section 8B & Revision to Section 2
34 lots, 0.29 mi. new road

Road is complete to Binder course with the exception of one cul-de-sac. The binder is newly installed some damage may occur due to future construction traffic. Roadway was free of dirt on the day of observation the EC was installed at the inlets. The site was nearly complete stabilized with growing grass. One house was under construction. Drainage was completely installed.

Bond for Roads, grading, drainage, and erosion control: current \$273,000; reduce to \$98,000

Sanitary sewer is in place and services are installed. No connection or operation has occurred. Compaction to the roadway is complete.

Bonds for sanitary sewer main and services: \$190,000; reduce to \$63,000

Thompson's Station Planning Commission
Staff Report – Item 5 (File: 1-D-14-012)
May 24, 2016

LETTER OF CREDIT REQUEST FOR REDUCTION

Fields of Canterbury, Section 9A – \$109,000 for Roads, Drainage and Erosion Control and \$40,000 for Sewer.

On August 26, 2014, Section 9A was approved for the creation of 45 townhome lots within The Fields of Canterbury along Channing Drive. The plat was approved with a \$109,000 bond for roads, drainage and erosion control and a \$40,000 bond for the sewer. A request for a bond reduction was submitted on April 21, 2016.

“The surety instruments guaranteeing installation of improvements may be reduced upon completion of the base asphalt” (LDO Section 5.2.13) upon approval by the Planning Commission. However, bonds may not be reduced below 15% of the cost for said improvements.

The Town Engineer has completed a site visit and determined that the binder course is complete. The townhomes within the section are nearly built out and the binder course is in good condition. The site is predominantly stabilized with the exception of the construction of five townhomes. The drainage infrastructure is also installed. Erosion control is in place and operational. Staff recommends the bond be reduced from \$109,000 to \$34,000.

The Town Engineer has also noted that the sewer is installed and operational with future upstream additions. Staff recommends the bond be reduced from \$40,000 to \$22,000.

Recommendation

Based on the progress within Section 9A, Staff recommends that the Planning Commission reduce the bond from \$109,000 to \$34,000 for roads, drainage and erosion control and reduce the bond from \$40,000 to \$22,000 for sewer for a year with the option for automatic renewal.

Attachments

FOC 9A Bond Review Memo

May 2, 2016

Fields of Canterbury 9A, 45 Townhome lots, .12 mi of roadway. (634 ft)

RE: Bond Reduction

The roadway is complete to binder course with drainage systems installed and operational. The townhomes are nearly fully built out. The binder course in good condition with no future construction traffic expected. The site is stabilized with the exception of ongoing construction at 5 townhomes. The road was fairly clean of debris on the day of observation. Bond will be held on the surface course and possible repair to binder course as well as EC for the remaining townhome construction and any necessary maintenance or repair to the drainage system.

Current bond is \$109,000 reduce bond to \$34,000

Sanitary Sewer has been installed and is operational, with upstream connection to be added.

Current Sanitary Sewer - bond \$40,000 reduce bond to \$20,000

Thompson's Station Planning Commission
Staff Report – Item 6 (File: FP 2015-009)
May 24, 2016

LETTER OF CREDIT REQUEST FOR REDUCTION

Fields of Canterbury, Section 9B– \$150,000 for Roads, Drainage and Erosion Control and \$135,000 for Sewer.

On October 27, 2016 Section 9B was approved for the creation of 39 townhome lots within The Fields of Canterbury along Hampshire Drive. The plat was approved with a \$150,000 bond for roads, drainage and erosion control and a \$135,000 bond for the sewer. A request for a bond reduction was submitted on April 21, 2016.

“The surety instruments guaranteeing installation of improvements may be reduced upon completion of the base asphalt” (LDO Section 5.2.13) upon approval by the Planning Commission. However, bonds may not be reduced below 15% of the cost for said improvements.

The Town Engineer has completed a site visit and determined that the binder course and all curbing is installed; however, some damage may occur to the binder due to construction traffic. The drainage infrastructure is installed and erosion control is in place and operational. Staff recommends the bond be reduced from \$150,000 to \$27,000.

The Town Engineer has also noted that the sewer is installed; however no connections are in place, therefore, not operational. No heavy construction traffic or compaction is expected and no upstream connection will be installed. Staff recommends the bond be reduced from \$135,000 to \$50,000.

Recommendation

Based on the progress within Section 9B, Staff recommends that the Planning Commission reduce the bond from \$150,000 to \$27,000 for roads, drainage and erosion control and reduce the bond from \$135,000 to \$50,000 for sewer for a year with the option for automatic renewal.

Attachments

FOC 9B Bond Review Memo

10/7/2015

Revised 5/2/2016 for bond reduction request

Fields of Canterbury

Section 9B

39 lots (attached), 0.08 mi. new road (422 ft)

Road is complete to binder and all curbing is installed. All drainage is installed and the road was fairly clean of dirt and debris on the day of observation and EC was in place. No townhome construction has started. Some minor damage to the binder course may occur due to home construction traffic.

Bond for Roads, grading, drainage, and erosion control: current \$150,000; reduce to \$27,000

Sanitary sewer is in place and services are installed. No connection or operation has occurred. No heavy construction traffic or compaction is expected and no upstream connection will be installed.

Bonds for sanitary sewer main and services: current \$135,000; reduce to \$50,000

Thompson's Station Planning Commission
Staff Report – Item 7 (File: FP 2015-004)
May 24, 2016

LETTER OF CREDIT REQUEST FOR REDUCTION

Fields of Canterbury, Section 10A – \$112,000 for Roads, Drainage and Erosion Control and \$140,000 for Sewer.

On May 26, 2015 Section 10A was approved for the creation of 25 single-family lots within The Fields of Canterbury along Dunstan Place and Chatham Place. The plat was approved with a \$112,000 bond for roads, drainage and erosion control and a \$140,000 bond for the sewer. A request for a bond reduction was submitted on April 21, 2016.

“The surety instruments guaranteeing installation of improvements may be reduced upon completion of the base asphalt” (LDO Section 5.2.13) upon approval by the Planning Commission. However, bonds may not be reduced below 15% of the cost for said improvements.

The Town Engineer has completed a site visit and determined that the binder course is complete. The drainage infrastructure is also installed. Erosion control is in place and operational and the site is mostly stabilized with grass. Staff recommends the bond be reduced from \$112,000 to \$48,000.

The Town Engineer has also noted that the sewer is installed and operational. Staff recommends the bond be reduced from \$140,000 to \$41,000.

Recommendation

Based on the progress within Section 10A, Staff recommends that the Planning Commission reduce the letter of credit from \$112,000 to \$48,000 for roads, drainage and erosion control and reduce the letter of credit from \$140,000 to \$41,000 for sewer for a year with the option for automatic renewal.

Attachments

FOC 10A Bond Review Memo

5/2/2016

Review for Bond Reduction

Fields of Canterbury
Section 10A
25 Lots & 0.23 mi Road (1,214 ft)

Road is complete to Binder course. Roadway was free of dirt on the day of observation the EC was installed at most of the inlets. The site was mostly stabilized with growing grass. Drainage was completely installed. There was a debris pile located at the rear of a vacant lot.

Bond for Roads, grading, drainage, and erosion control: current \$112,000; reduce to \$48,000

Sanitary sewer is in place and services are installed and connected. System is operational.

Bonds for sanitary sewer main and services: \$140,000; reduce to \$41,000